



FOR SALE BY PRIVATE TREATY

**Mackeys Wood
Sweets Lane
East Malling
Kent ME19 6JG**

A parcel of principally sweet chestnut coppice woodland with occasional oak standards and road frontage on two sides.

Approximately 58.21 acres

GUIDE PRICE £495,000

LOCATION

Mackeys Wood is situated on the Greensand Ridge between the County Town of Maidstone to the East and Tonbridge to the southwest. The villages of Teston, Watlingbury, and East Malling are nearby and all have railway stations.

The woodland has frontage and access to Sweets Lane on the North side and the Watlingbury Road on the West, which in turn connects to the A26 Maidstone to Tunbridge Road at Watlingbury. The A20 at East Malling connects with the M20 motorway, at junctions 5 and 6.

Please see the location plan overleaf for further information in relation to the woodland and the surrounding towns and villages.

DESCRIPTION

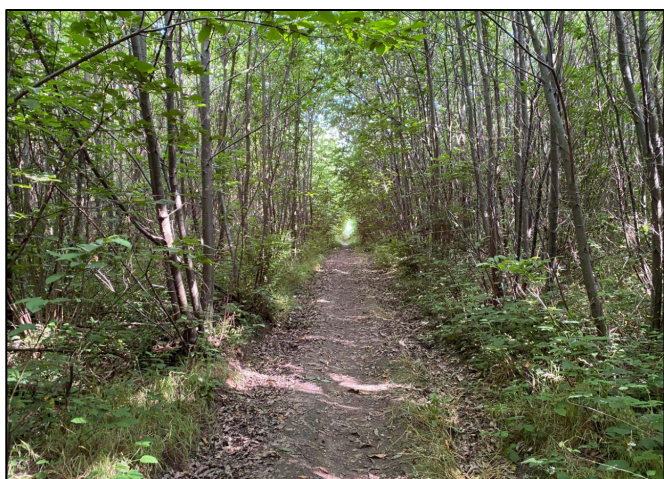
Mackeys Wood forms the northwestern part of the adjoining large parcel of woodland to the South and East known as Oaken Wood.

The woodland is principally sweet chestnut coppice with occasional oak standards and is well served by clearing, rides, and tracks allowing access to all parts of the woodland.

The boundaries to the East, West and North are defined either by adopted highways, farmland, residential curtilages or woodland boundaries. The Southern boundary adjoins Oaken Wood.

The woodland has a reputation locally for tall, straight-growing chestnut coppice and has been well managed with cants cut in rotation over many decades.

There is a Forestry Commission Management Agreement in place with the appropriate felling licences for the next 10 years.



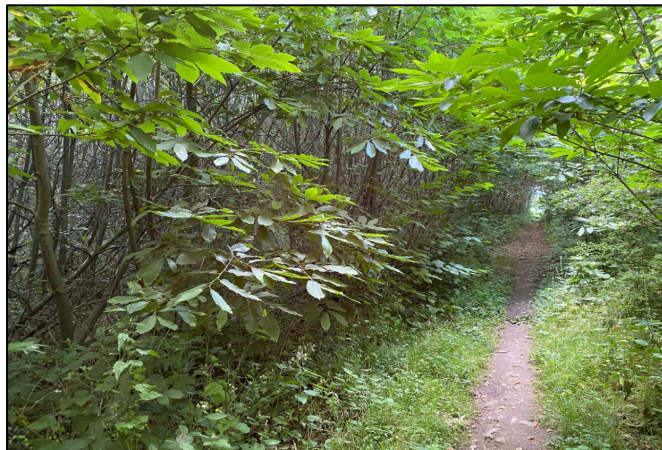
Recent felling includes Cants 33B & 33G extending to about 5 acres in 2022. In 2024 Cants 33A & 33F were coppiced extending to about 6 acres.

This autumn, Cants 33C and 33A, which are adjacent to Sweets Lane, are in the process of being felled and these total 4 acres.

HISTORY

It is worth noting that much of the higher land on the Greensand Ridge to the West of Maidstone has a cover of sweet chestnut coppice. The sub-strata is ragstone, with the upper profiles comprising a loamy or silty drift soil with a high content of stony brash. Sweet chestnut coppice thrives in these conditions.

Sweet chestnut coppice is an important forestry enterprise in Kent and Sussex, and demand fluctuates according to economic conditions. Historically different products have found favour over time, including hop poles, fencing stakes, palings, post and rail fencing, hurdles and of course logwood from timber of poor quality or off cuts.



Today, demand comes from both the UK market and Europe, and this demand is underwritten by increasing use of sweet chestnut in chipping for biomass heating plants.

Historically, the standing chestnut in Mackeys Wood was sold to local cutters by auction. They processed the chestnut mainly for paling and stakes, although in recent years, sales have been by private arrangement.

All the woodland is therefore part of a commercial operation, with the cants sold on a per acreage basis.

It should be noted that there is evidence of historic fire damage in parts of the wood.

METHOD OF SALE

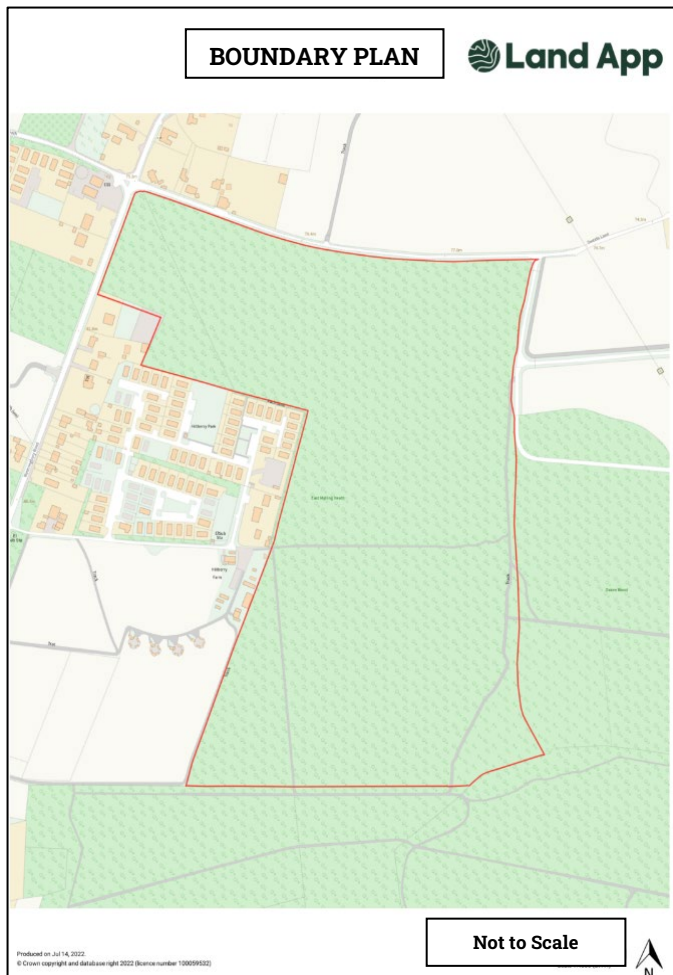
The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the property to formal tender, informal tender or auction at a later date.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the area of each lot.



TOWN AND COUNTRY PLANNING

The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provision of any such matter affecting the property.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering. Please Note, not all the boundaries are fenced.

PHOTOGRAPHS

The photographs included in these particulars were taken in July 2026.

SERVICES

As far as we are aware, there are no services connected to the property.

ACCESS

The property lay road frontage to Sweets Lane with an access point in the north-westerly corner.

RIGHTS & EASEMENTS

The property is sold subject to all rights and easements currently in place.

There is a public footpath running from the north-westerly corner diagonally through the wood and then South close to the western boundary.

SPECIAL DESIGNATIONS

We understand that the woodland is within an SSSI impact risk zone and also located within the Ditton Stream nitrate vulnerable zone.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agents on request.

Please Note: The majority of the boundaries are unfenced.

VIEWING

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent.

WHAT3WORDS

Sweets Lane access:

///NOTHING.TELLS.SHUTS

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENTS NOTE

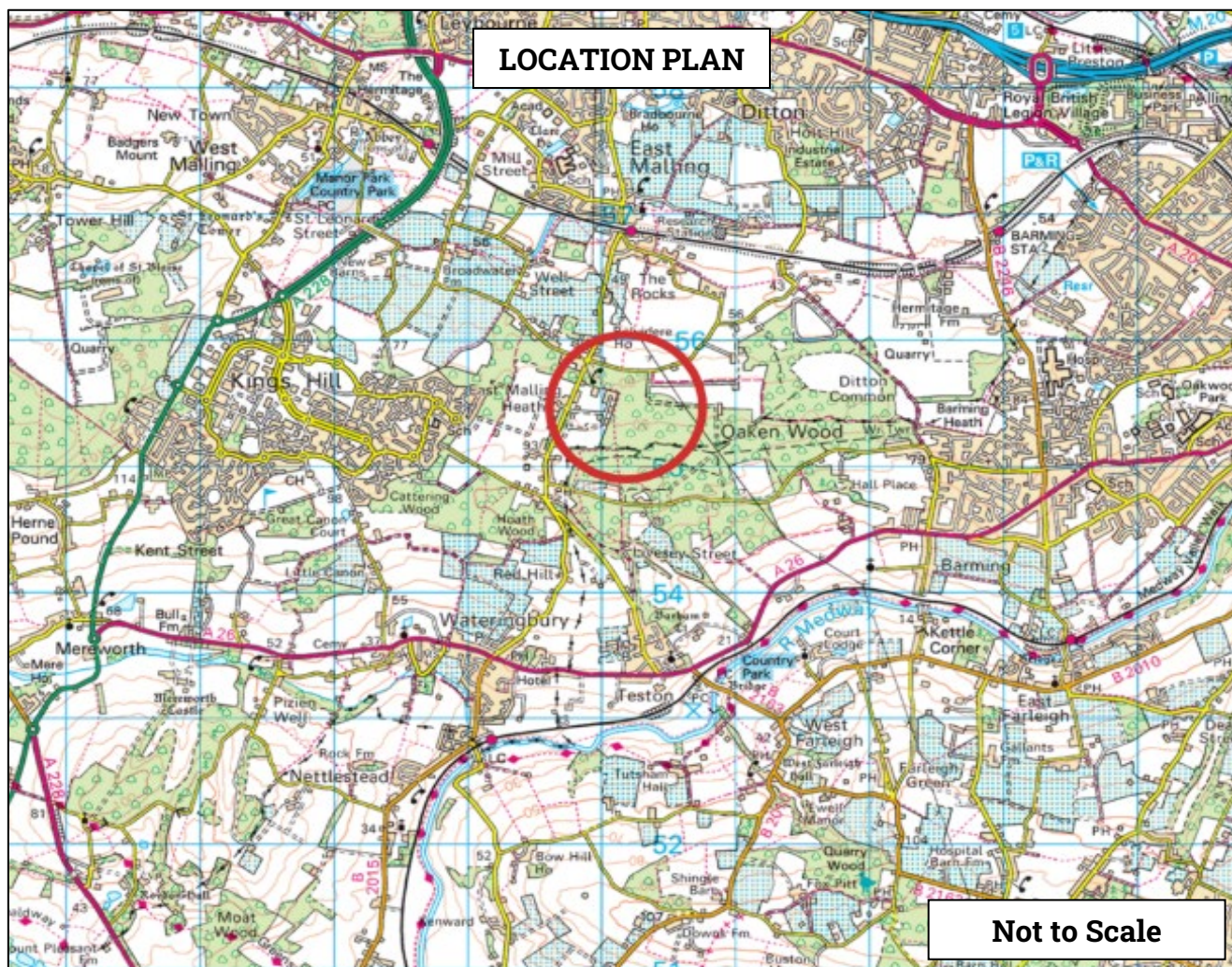
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

Contact Richard Thomas, BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ

Tel 01233740077

Email richard.thomas@btfpartnership.co.uk

Guide Price £495,000



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.